

7 River Don Park

BUCKSBURN, ABERDEEN, AB21 9FN



*IMMACULATE 3 BEDROOM SEMI-
DETACHED DWELLING*



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Part of a much sought-after modern and executive development, this is a fantastic opportunity to purchase an exceptionally spacious three-bedroom semi-detached property. Expertly designed, circa 2019 and completed to the highest of standards by the renowned Barratt Homes group, it is undoubtedly in immaculate walk-in condition. The property also enjoys the benefit of a part 10-year NHBC warranty (or equivalent).

Spanning two floors, the property has been tastefully decorated in modern tones and is presented in immaculate condition throughout, with stylish fittings and furnishings, full UPVC double glazing, and gas central heating.

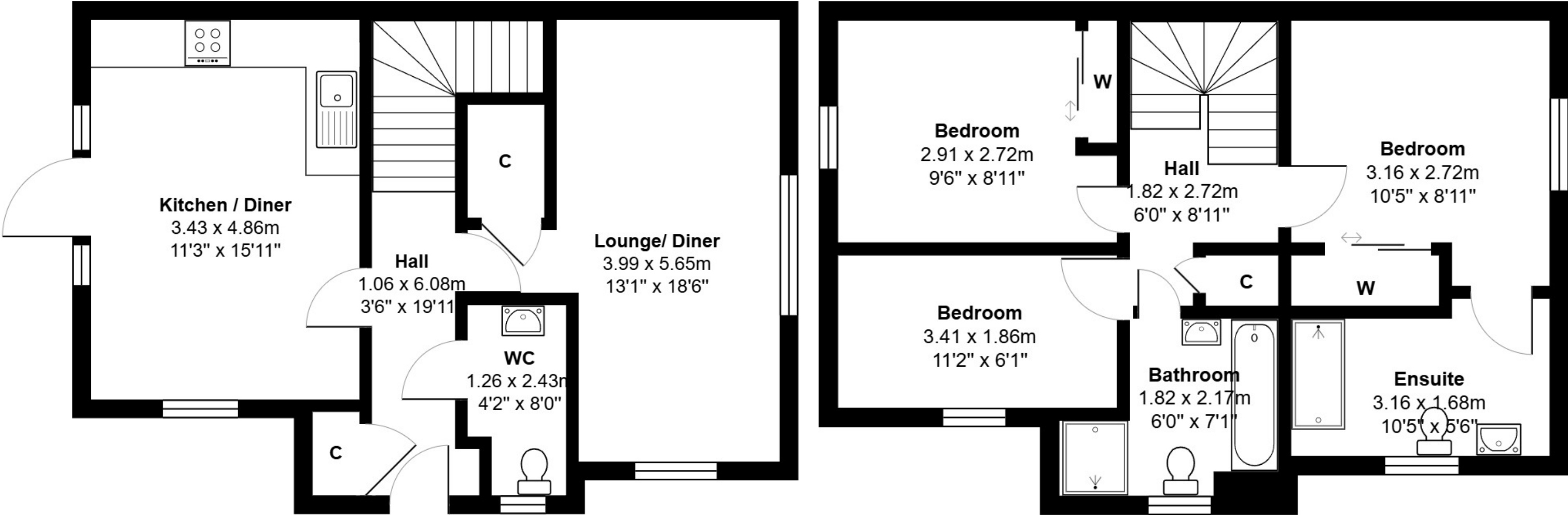
A welcoming hallway leads to all accommodation; a generous lounge overlooks the side of the property with uninterrupted views of a large park area. A fully fitted integrated dining kitchen with premium appliances, with patio doors to the rear garden which has a south-westerly aspect, further enhancing the ground floor accommodation, is the cloakroom toilet and two spacious cupboards.





A carpeted staircase with a wooden balustrade leads to the first floor, where you have a centrally located family bathroom with a separate shower cubicle, a master bedroom with an en-suite shower room and large double fitted wardrobe, and two further bedrooms, both of which are of a good size.





Gross internal floor area (m²): 88m²
EPC Rating: B



Allocated off-street parking is available to the front of the property; there is also ample visitor parking close to the property. The front garden is laid mostly to lawn with a central path leading to the property. The side garden is bordered by a gated high perimeter fence, accessed from the side of the property or from the patio doors off the kitchen, and is again laid to lawn, with a stone patio area that is perfect for some alfresco dining and entertaining; the rear garden also provides a safe environment for those with children and pets alike.

With its fantastic location, this truly is an excellent opportunity to purchase a stylish and generously proportioned executive home, and therefore early viewing is a must and highly recommended.



7 River Don Park is in the extremely popular Riverside Quarter development, northwest of Aberdeen. This stunning property sits in a well-established residential area with excellent amenities. Great local public transport and main arterial routes, including the nearby AWPR, offer easy access to Aberdeen International Airport, Dyce and Bridge of Don oil offices, and quick commuting north and south. Locally there are shops, a swimming pool, a community centre, and primary and secondary education.

Nearby Danestone provides a supermarket, doctor's surgery, primary school, community centre, and Bannatyne's Gym with Spa. Aberdeen city centre offers shopping malls, designer boutiques, pubs, clubs, restaurants, theatres, cinemas, and superb educational and recreational facilities. The city has excellent bus and rail links, National and International flights from Dyce Airport, and the East Coast Rail network.



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